

HAVENBRIDGE DEVELOPMENTS PTY LTD
ABN 39 693 455 122 | ACN 693 455 122 | GST Registered
Level 31, 120 Collins Street, Melbourne VIC 3000

INSTITUTIONAL CAPABILITY STATEMENT

Governance-First Housing Delivery with Community Insight

Document Version: 1.0 | Issue Date: December 2025 | Classification: Public - For Procurement Use

EXECUTIVE SUMMARY

HavenBridge Developments is a specialist housing delivery partner for government, community housing providers, and institutional investors. We combine institutional-grade governance with deep community insight to deliver affordable, social, and specialist housing through disciplined, stage-gated processes.

Core Differentiator: We operate with the governance discipline of a major property institution while maintaining the community connection and agility of a specialist provider.

VERIFIED DELIVERY METRICS (DECEMBER 2025)

375 Homes Delivered
Completed + under contract

\$210M Project Value
Delivered + active pipeline

98% Stage Gate Compliance
On-time approvals rate

100% Probity Compliance
Audit-ready across all engagements

GOVERNANCE FRAMEWORK

| Control Area | Implementation | Outputs |
|----------------------|---|---|
| Stage-Gate Approvals | Feasibility → Approvals → Procurement → Delivery → Handover | Documented decision gates, approval registers |
| Risk Management | Risk registers, probity controls, conflict management | Monthly risk reports, audit trails |
| Reporting Cadence | Budget/program baselines, issues log, dashboards | Monthly partner reports, exception reporting |
| Compliance | Planning, building, safety, accessibility standards | Compliance registers, certification tracking |

DELIVERY CAPABILITIES

Affordable & Social Housing

- HAFF-aligned delivery pathways
- Community consultation frameworks
- Social procurement compliance

Specialist Housing

- NDIS/SDA compliant design
- SIL accommodation
- Culturally-aligned aged care

Modular & Rapid Delivery

- 8-12 week construction timelines
- Off-site manufacturing
- Transitional housing solutions

Delivery Models

- Development Management
- Design & Construct
- Joint Ventures
- Turnkey Solutions

PARTNER PATHWAYS

| Partner Type | Engagement Model | Key Documents |
|-------------------------|--|---|
| Government and CHIPs | Procurement-ready delivery partner for HAFFE, Big Housing Build, state initiatives | Capability Statement, Risk Framework, Social Outcomes Measurement |
| Institutional Investors | Governance-first investment pipeline with auditable reporting | Investor Brief, Due Diligence Pack, Financial Models |
| Landowners | Site partnering, options agreements, joint ventures | Site Assessment Framework, JV Structures, Feasibility Templates |

CONTACT INFORMATION

Government & CHP Partnerships

Email: partnerships@havenbridge.com.au

Focus: Procurement, capability alignment, social outcomes

Investor Relations

Email: investors@havenbridge.com.au

Focus: Investment pipelines, due diligence, financial reporting

Site Submissions

Email: sites@havenbridge.com.au

Focus: Land assessment, feasibility, partnership structures

General Enquiries

Email: info@havenbridge.com.au

Phone: +61 (0) 3 9999 9999

© 2026 HavenBridge Developments Pty Ltd. All rights reserved.

This document is for procurement purposes only. Information current as at December 2025.

HavenBridge is operated by Havenbridge Developments Pty Ltd (ABN 39 693 455 122).

